



TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY **MARCH 16, 2010** **7:30 P.M.**

CALL TO ORDER 7:34 PM

PLEDGE OF ALLEGIANCE

ROLL CALL All Present COMMISSIONER ARISMAN
COMMISSIONER FETTKE
COMMISSIONER OBRANOVICH
CHAIRMAN THEW
COMMISSIONER WILSON

AT THIS TIME, THE PLANNING COMMISSION WILL CONDUCT CEREMONIAL MATTERS:

Planning Commission to elect Chairman and Vice-Chairman.

Commissioner Obranovich nominated Commissioner Thew to remain as Chairman and Commissioner Arisman to remain as Vice-Chair. By way of consensus, Chairman Thew and Vice-Chair Arisman will remain in their current roles for the next 12 months.

COMMISSION COMMENTS: None

PUBLIC COMMENT FOR ITEMS NOT ON AGENDA: None

ADOPTION OF AGENDA

A motion to adopt the Agenda was made by Commissioner Wilson and seconded by Commissioner Arisman and passed by a unanimous voice vote.

CONSENT AGENDA

RECOMMENDATION

- | | |
|---------------------------------|--------------------|
| 1. MINUTES OF FEBRUARY 16, 2010 | APPROVED |
| 2. PROJECT STATUS REPORT | RECEIVED AND FILED |

PUBLIC COMMENT ON CONSENT AGENDA:

BUSINESS

3. POPPY RIDGE ESTATES – TEMPORARY ENTRY GATE

The Poppy Ridge Estates Homeowners Association is requesting that the Town consider allowing a temporary entry gate to prevent illegal dumping and trespassing within their subdivision.

ITEM 1

RECOMMENDATION: Find that the gate is not in conformance with the Town's General Plan. Discuss possible alternatives of a more temporary entry gate until further development within the subdivision.

PUBLIC COMMENT:

Pat Miller (4395 Golf Trail Way) - *Hopes Planning Commission follows the General Plan and not allow an entry gate for this subdivision.*

The Commission discussed the issues at hand and was sympathetic and understanding to the problems the subdivision has had pertaining to illegal dumping. They discussed criteria for allowing a temporary gate to be installed until further development within the subdivision. Commissioner Wilson also brought up concerns with the signs on the current entry gate (Residence & Guests Only; Private Property-No Trespassing). The Commission directed staff to inform the homeowners that the signs that are posted cannot be located on public property and must be removed. The Commission decided to allow a temporary gate to be installed as follows:

- *Current entry gate must be removed.*
- *Temporary cattle gate will be allowed to be placed behind lot 2 or 3, as determined by the owner of lot 3.*
- *Remove existing signs located at the entrance to the subdivision.*
- *A Knoxbox must be installed, per Loomis Fire District Standards.*
- *The temporary gate must be removed when the subdivision is 50% built-out (4 of 7 lots developed).*

A motion to approve a temporary gate, with the conditions listed above, was made by Commissioner Obranovich and seconded by Commissioner Fettke and approved by a unanimous voice vote.

4. TREE ORDINANCE DISCUSSION

RECOMMENDATION: Discuss and provide direction to staff as to what information you would like provided for the public hearing on the tree ordinance after the Park, Recreation & Open Space Committee recommendation.

PUBLIC COMMENT:

Ken Menzer (Town Arborist)- *Discussed what the current ordinance is lacking:*

- *No penalties for owners who cut trees without a permit (other than standard mitigation)*
- *There needs to be a standard for qualifications of persons cutting/pruning trees*
- *Too many loopholes*

Said his draft Tree Ordinance is more technical, however, it is much better than the current ordinance, in that it is more black & white. Enforcement provisions need to more strict to dissuade persons from illegal cutting. He also said that it's important to watch a developer during development to ensure proper measures are being taken to protect trees onsite.

The Commission discussed the current tree ordinance and the draft tree ordinance. More public information needs to be provided to the public so they know what's going on and allow them to participate. The Commission wants a reasonable size to be discussed when it comes to what size of branches can and can't be pruned without a permit. Commissioner Obranovich stated that people should be able to prune some of their trees without feeling like they are breaking the law. Commissioner Wilson asked about protective fencing boundaries (driplines plus one foot?). Commissioner Fettke stated that the critical root zone (CRZ) is different depending on tree species. The Town Arborist recommended "longest branch plus 10%". The Town Arborist also stated that any wood chips of trimmed trees should be placed under the tree. Removed trees should be chipped and spread

ITEM 1

onsite by other trees. The Commission also discussed the current section that allows persons in the RA (Residential Ag.) zoning district to remove protected trees without mitigation. If it stays, should it be modified in any way (require the agricultural use to remain for more than 5 years)?

Pat Miller (4395 Gold Trail Way)- Discussed the Park, Recreation & Open Space subcommittee recommendations and explained to the Commission why they are wanted in the new Tree Ordinance. Thought the technical verbiage in the draft tree ordinance is useful for the professionals (Arborist's). She would like the new ordinance to say more about why Loomis wants its trees protected and saved.

The Commission and Town Arborist also discussed various ways to calculate mitigation value, using various jurisdictions as examples. The Commission would like native trees protected, with exceptions for (gray/foothill pine, willow, cottonwood). Non-native tree species that should not be protected, regardless of DBH (i.e. fruit tree, eucalyptus, alder). They also discussed ideas for new subdivisions that will eventually come in:

- Thinning of protected trees (to establish a healthier stand) and removal of any dead trees (fire hazard).
- Monitor protected trees for 5 (or 8?) years to determine any "significant decline" by initial development (clearly defined that the development resulted in the damage). If the trees are alive and healthy in 5 (or 8?) years, developer gets his bond money back. Would require someone documenting any protective fencing removal or other act that could cause a tree to be damaged and result in "significant decline".
- Give mitigation credits for the preservation of small protected trees. Must be appropriate (native, healthy, etc.).

By way of consensus, the Planning Commission continued this item to the April 20, 2010 meeting.

5. GREEN SHEET/PROJECT REVIEW FORM

The Park, Recreation & Open Space Committee has compiled a Project Review Form (Green Sheet) that they wish to use when evaluating certain development project proposals within Town. This was a goal that the Town Council set for the PROSC.

RECOMMENDATION: Review proposal, discuss, and make recommendations to forward to the Town Council for their action.

PUBLIC COMMENT:

A motion to continue this item to the April 20, 2010 meeting was made by Commissioner Obranovich and seconded by Commissioner Wilson and passed by a unanimous voice vote.

6. STANDARD STAFF REPORT OUTLINE/CONDITIONS

Staff uses a draft staff report and set of conditions that has not been reviewed by the Commission in years. Time permitting, staff will bring forward sections of the report and conditions for discussion with the Commission to improve the draft document.

RECOMMENDATION: Begin review of staff report and conditions, discuss and offer suggestions.

PUBLIC COMMENT:

A motion to continue this item to the April 20, 2010 meeting was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.

ADJOURN: 10:47 PM